





CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
CI	1145.00'	682.74'	672.67'	S 55°36'31" W	34°09'51"	351.86'

**REMAINING PORTION OF
89.97 ACRE TRACT 1
(VOL. 9835, PGS. 903-913)
TRACT 1-A**

**HALLENBERGER
ENGINEERING, L.C.**
CONSULTING ENGINEERS & SURVEYORS
206 E. RAMSEY
SAN ANTONIO, TEXAS 78216
(210) 349-6571
FX (210) 349-1549
info@hallenberger-engineering.com

JOB No.
04-117



Permit File # **04-08-167**
City of San Antonio
Development Services Department
Vested Rights Permit/Consent Agreement
APPLICATION

RECEIVED
04 AUG 23 PM 2:22
LAND AND DEVELOPMENT
SERVICES DIVISION

Permit File: # **04-08-167**
Assigned by city staff

Date: 08/12/2004

☒ **Vested Rights Permit**

☐ **Consent Agreement**

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.

*Note: All Applications must comply with the Unified Development Code (UDC),
Section 35-B124 Vested Rights Determination for the City of San Antonio.*

(a) Owner/Agent: 281/150 Partners, Ltd.

Phone: (210) 404-1340 Fax: _____

Address: 18585 Sigma Rd., Suite 106

City: San Antonio State: Texas Zip code: 78258

Engineer/Surveyor: Hallenberger Engineering, L.C.

Address: 206 E. Ramsey

City: San Antonio State: Texas Zip code: 78216

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 AUG 25 PM 1:19

(b) Name of Project: TRACT I A

(c) (k) Site location or address of Project and Legal description:

North side of Stone Oak Parkway approximately 5000 feet west of the intersection with
U.S. 281.

Council District 9 ETJ N/A Over Edward's Aquifer Recharge? (x) yes () no

3. What is the specific Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

(d) Total land use, in square feet 216,959 sq.ft.

(d) Total area of impervious surface, in square feet 141,285 sq. ft.

(e) (f) Number of residential dwellings units, by type; None

(g) Type and amount of non-residential square footage; 141,285 sq. ft. Commercial

(h) Phases of the development, (If Applicable); One

4. What is the date the applicant claims rights vested for this Project? 06/05/1985

(i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for rights or equitable estoppel is based;

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following: a timing and phasing plan for the proposed development; a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed; and the conditions under which approvals or permits will lapse or may be revoked. A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

4 a. What, if any, construction or related actions have taken place on the property since that date?

None

5. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• PERMIT

Type of Permit: _____ Date of Application: _____

Permit Number: _____ Date issued: _____

Expiration Date: _____ Acreage: _____

- **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Stone Oak POADP # 48

Date accepted: 06/05/1985 Expiration Date: 12/05/1986 MDP Size: 4300 acres

- **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

- **Plat Application**

Plat Name: _____ Plat # _____ Acreage: 04

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

- **Approved Plat**

Plat Name: _____ Plat # _____ Acreage: _____ Approval

Date: _____ Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

- **Other**

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: DAN F. PARMAN Signature: [Signature] Date: 8/29/04

Sworn to and subscribed before me by DAN F. PARMAN on this 20th day of August in the year 2004, to certify which witness my hand and seal of office.



[Signature]
Notary Public, State of Texas



City of San Antonio use

Permit File: # 04-08-167

Assigned by city staff

Date: 9/28/04

☒ Approved

☐ Disapproved

Review By: _____

WHL

Development Services Department

Date: _____

9/28/04

Comments: Recommend that vested rights be approved effective June 5, 1985 for commercial uses on the approximately 4.98 acres depicted in the application.



City of San Antonio
Vested Rights Permit
APPLICATION

Permit File: #VRP 04-08-167

Received: September 1, 2004

RECOMMENDATION OF THE CITY ATTORNEY'S OFFICE

CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION

*Not Subject To Disclosure
Under Any Open Records or Public Disclosure Law*

The City Attorney's Office recommends the Development Services Department decide this application in the following manner:

X Approval o Disapproval o Return to Applicant

Again, this is the recommendation of the City Attorney's Office. It is not and shall not be taken as nor substituted for the decision of the Director of the Development Services Department.

Reviewed By: 
Norbert J. Hart
Assistant City Attorney

Date: September 27, 2004

Comments: Recommend that vested rights be approved effective June 5, 1985 for commercial uses on the approximately 4.98 acres depicted in the application.